

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, September 17, 2012, 4:30 PM
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis Phillips

Alderman John Clark

Alderman Valerie Joh

Alderman Mike McIntire

Vice-Mayor Tom C. Parham

Alderman Tom Segelhorst

Alderman Jantry Shupe

(arrived after roll call)

City Administration

John G. Campbell, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:30 p.m. by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Marshall.
3. **WORK SESSION TICKLER.** Public Works Director Ryan McReynolds gave an update on the Netherland Inn Roundabout. Assistant to the City Manager Chris McCartt informed the mayor that work had not begun at Allendale other than some painting by city employees. Mayor Phillips asked staff to provide the board with a recommendation in thirty days as to whether the Legion Pool should remain in operation after the Aquatic Center opens. Alderman Shupe pointed out the BMA made a commitment to the public to do this, however Alderman Joh noted the costs at that time were nowhere near what they are now. She also stated it would be hard to staff enough life guards for both pools. Alderman Clark suggested the savings gained from closing the Legion Pool be invested so that everyone will be able to enjoy the new pool at the Aquatic Center. Some discussion ensued on this issue. Mayor Phillips also inquired on the status of the surplus property that was presented to the BMA earlier. City Manager Campbell stated that staff is working on the list. City Attorney Billingsley gave further details on the many issues that are involved when the city disposes of property via a quitclaim deed. City Manager Campbell provided an update on the golf maintenance facility at the request of Alderman Segelhorst.
4. **AQUATIC CENTER UPDATE.** Mr. Frank Brewer provided an update on this project and answered questions from the Board.
5. **AQUATIC CENTER MARKETING REPORT.** Assistant to the City Manager Chris McCartt gave a presentation on this item, stating he had only a draft at this time of the marketing plan. He noted some benefits that are being discussed at this time are a city pass for Kingsport residents as well as a hotel package. He commented on the target market and showed the board potential logos that are being considered. Mayor Phillips suggested using outside marketing to promote this twenty million dollar facility. Mr. McCartt stated that two external firms were being utilized. Mr. Jud Teague from the Convention of Visitor's Bureau gave further details and answered questions from the Board. The BMA agreed that more money should be invested for marketing, especially during the first year of operation.

Minutes of the Regular Work Session of the Board of Mayor and Aldermen of Kingsport, Tennessee, Monday, September 17, 2012

6. **CATTAILS UPDATE.** Mr. Pete DeBraal presented this item and provided information on the current rates, programs and packages that are available at the golf course.

7. **REVIEW OF AGENDA ITEMS ON THE SEPTEMBER 18, 2012 REGULAR BUSINESS MEETING AGENDA.** City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

VI.C.2 Consideration of an Ordinance to Amend Zoning of Parcel 6.60 on Tax Map 46E, Group E located along Bridgewater Lane and Bowater Drive from B-3 Zoning to R-4 Zoning (AF: 263-2012). City Planner Jason Meredith stated the city has been asked to postpone this rezoning for now, noting they should be able to proceed sometime in October. City Attorney Billingsley asked Mr. Meredith to obtain an actual date to proceed. Mayor Phillips commented this item will be deferred tomorrow night.

VI.D.1 Consideration of a Resolution Authorizing the Mayor to Execute All Documents Necessary and Proper with the Industrial Development Board of the City of Kingsport, Tennessee (KEDB) for a Contribution for Economic Development (AF: 285-2012). City Manager Campbell provided details on this item, noting the Kingsport Economic Development Board is set to close on the Bray property, which is sometimes referred to as supermarket row. This would ensure the best interest rates from the bank. Mayor Phillips pointed out that KEDB would be buying and borrowing money for this property as the city is trying to promote housing in the downtown area.

VI.D.2 Consideration of a Resolution Awarding the Bid for the Purchase of Two (2) Automated Leaf Collection Trucks to Smoky Mountain Truck Center, LLC (AF: 277-2012). City Manager Campbell noted that one of these vehicles was bought out of the last bond issue to cover the annexed areas of the city and the other was purchased as it came up for depreciation out of the fleet fund giving the city a total of three. The mayor questioned the money from the bond issue since it was financed for twenty years. Public Works director Ryan McReynolds explained the vehicle was structured for only ten years out of the bond. City Recorder Demming provided further details, noting there were two amortization schedules, one for ten years and one for twenty years, with more being paid off in the earlier years. Mr. McReynolds provided information on the vehicle, stating this new automatic truck would do with one man what the old one would do with three men, plus it would hold more.

VI.D.3 Consideration of a Resolution Awarding the Bid for the Purchase of One (1) Swaploader Equipped Truck to Smoky Mountain Truck Center, LLC (AF: 278-2012). City Manager Campbell stated this vehicle was also under the bond issue as was the previous item. He stated this heavy duty piece of equipment handles the roll off business.

VI.D.6 Consideration of a Resolution to Enter into a Professional Services Agreement with Gresham, Smith & Partners for Reedy Creek Wastewater Storage Facility Schematic Design and Authorize the Mayor to Sign All Applicable Documents (AF: 280-2012). Public Works Director Ryan McReynolds gave a presentation on this item and noted the need to convey and store rainwater in an effort to comply with the NPDES

**Minutes of the Regular Work Session of the Board of Mayor and Aldermen of
Kingsport, Tennessee, Monday, September 17, 2012**

permit issued by the state. He further stated that to remain in compliance with TDEC (Tennessee Department of Environment and Conservation), a plan of corrective action had to be submitted. He stated he was asking the Board to consider allowing the design phase process to begin on a seven million gallon storage facility. He noted the optimal location for this facility was off of Industry Drive. Mr. Craig Parker, consultant, explained the reasoning behind the location selection. Mr. Parker also stated that a more detailed and specific estimate would be available after this sixteen week study. There was considerable discussion. Mayor Phillips was concerned with how the finished building would look in this area. Mr. McReynolds pointed out the facility could be placed partially underground and showed the board pictures of other facilities of this nature. He further noted this was already a part of the Capital Improvements Plan budget and the financing is considered within the sewage rates. He stated that this is a very heavy capital intensive program and this expense is not out of the norm when compared to previous years. This study will allow for a more accurate cost opinion.

VI.D.7 Consideration of a Resolution Authorizing the Public Works Director to Sign All Applicable Documents Relating to Tax Deductions as Requested by Energy Systems Group (ESG) Referencing the Guaranteed Energy Savings Performance Contract Phase II (AF: 282-2012). City Manager Campbell noted this work has already been done at Bays Mountain. Alderman Joh commented that the new bathrooms at Bays Mountain are an incredible upgrade and the road is good too.


VI.D.8 Consideration of a Resolution Authorizing the Mayor to Accept a Modular Classroom Unit as a Donation from Gravelly Baptist Church (AF: 258-2012). City Manager Campbell stated this will go behind the animal shelter and noted Grants and Higher Education Initiatives Director Morris Baker is affiliated with this church.


VII.2 Consideration of Approval of Offers for Easement and Right-of-Way for the Konnarock Road Truxton Drive Waterline Improvement Project (AF: 279-2012). Public Works Director Ryan McReynolds commented that this will not impact usable area.

BOARD COMMENT. Assistant to the City Manager Chris McCartt commented on the upcoming concert series at the Farmer's Market on Thursday nights for the next five weeks.

PUBLIC COMMENT. None.

8. ADJOURN. Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 6:30 p.m.


ANGELA MARSHALL
Deputy City Recorder


DENNIS R. PHILLIPS
Mayor